

**Job Title:** Property Analyst  
**Division:** Finance – Analytics team  
**Office:** Brussels, Belgium  
**Reporting to:** Finance Director Business Planning

Goodman is an integrated property group that owns, develops and manages industrial property and business space.



- + Own: Goodman buys property for the long-term, providing ongoing relationships with customers and investment opportunities for its funds
- + Develop: Goodman’s tailor-made developments across Asia Pacific and Europe are designed to meet the individual needs of its customers
- + Manage: Goodman’s in-house property services teams ensure the operational needs of its customers are met and its assets are maintained to an exceptional standard. This generates increased customer satisfaction, higher retention rates and, in turn, secures returns for investors.

**Context of this position:**

The analytics team provides dedicated analytics for the Continental Europe Goodman business and takes care of the management reporting towards senior management in CE and towards the headquarter in Australia. The team is organised around the Goodman business model; development on one side and property (covering the ‘manage’ and ‘own’ part) on the other, but working closely together to capture the full business view.

Currently, the team is investing heavily in 3 management tools, which aim to supply financial visibility and transparency to the local business owners across CE and to empower them to take up financial responsibility. These 3 tools also target to enhance scalability and efficiencies on the reporting side.

In order to support the growth of the CE Goodman business and to successfully imbed these tools in the broader CE organisation, Goodman is looking for strong candidates to enforce the analytics team.

## **Accountabilities & duties:**

### **+ Direct Property Income**

- Quarterly review of Net Property Income (NPI) actuals for the stabilized CE portfolio of the managed funds;
- Analysis and comprehensive reporting of NPI results to various internal stakeholders on a quarterly basis;
- Interaction with the local property management teams for new leasing deals and other property-related events in order to assess the financial impact on the portfolio;
- Consolidate and report on portfolio-related statistics per fund and region;
- Manage the property services fees income (calculation, variance analysis, budgeting and forecasting);
- Conduct various ad-hoc property-related financial analysis and reporting.

### **+ Capital Expenditure (capex) Monitoring on the stabilized portfolio**

- Quarterly review of capex on the stabilized CE portfolio of the managed funds;
- Manage the capex budget & forecast process input with the local property services team
- Work close with the valuations team and the fund financial controllers on the quarterly valuation movements on the stabilized portfolio

### **+ Indirect Property Income (Fund Management & Investment income)**

- Review the impact of the fund management business on the corporate balance sheet and P&L
- Manage the corporate budget & forecast process input with the funds team
- Works close with the fund management team on follow up of the group's equity investments and related distribution yields.

- + Translate the outcome of the various analysis into easy-to-understand insights for senior management and other teams** (such as fund finance, fund management and property services)

- + Assist in the further development and embedding** of the NPI and capex follow up tool

- + Identify and implement further improvements** to reporting and analysis-related tools and processes

**Relationships**

- + Extensive interaction with fund management and property services teams across CE relating to financials, project monitoring and budgeting.
- + Interaction with the finance/accounting teams to ensure that actuals are reflecting business reality
- + Comprehensive reporting to the business and senior management

**Skills, Knowledge and Experience:**

- + You have a Finance or Engineering related degree with preferably a first working experience (1-3 years)
- + You combine a strong helicopter view with a good eye for detail
- + You are able to translate complex findings into easy-to-understand insights and communication
- + You are a bright analytical thinker
- + You have advanced MS Excel knowledge
- + You have affinity with IT/tools.
- + You are fluent in English

**Personal qualities:**

- + You have the ability to work independently and within a team environment, serving numerous internal and external customers under a tight timeline
- + You have a 'hands-on' and a 'can do' mentality
- + You have a positive and pro-active mind-set
- + You are a strong communicator
- + You take initiative, go beyond what is expected